



Community Development  
Development Services Division  
501 SW Madison Avenue  
P.O. Box 1083  
Corvallis, OR 97339-1083  
(541) 766-6929  
TTY (541) 766-6477

NOTICE OF DISPOSITION FOR A  
LOT LINE ADJUSTMENT

CASE                                      **LLA03-00018**                                      **ORDER NO. 2004-02**

REQUEST                                      Adjust lot lines between 815 and 839 NW 9<sup>th</sup> Street.

APPLICANT                                      Devco Engineering, Inc.  
245 NE Conifer Blvd  
Corvallis, OR 97330

LOCATION                                      815 and 839 NW 9<sup>th</sup> Street;  
Benton County Assessor's Map No. 11-5-35 BD, Tax Lots 500 & 600

FINDINGS

Staff has reviewed the request, and finds that the applicable criteria of Section 2.14.60 (b) of the Land Development Code have been met.

DECISION

Based on the information submitted by the applicant and City staff review, it is the decision of the Development Services Manager that the request be approved subject to the following conditions:

1. With the submittal of the Boundary Survey Map to the City, the surveyor shall provide documentation that certifies that the adjusted property line creates lots which meet the minimum lot area, width, and depth for lots in the Linear Commercial (LC) district, as described in Section 3.15.30.01 of the Land Development Code.
2. With the submittal of the Boundary Survey Map to the City, the surveyor shall provide verification that all existing public utilities are within the existing easements. If it is found that the existing utility lines do not fall within the existing easements, newly dedicated public utility easements may be required by the City.
3. The applicant shall provide additional information to Engineering staff regarding the portion of private property (Tax Lot 500) that extends to the centerline of NW Reiman Avenue. Additional public right-of-way dedications may be required to complete the gap in public right-of-way on NW Reiman Avenue.

4. Deeds, based on a metes and bounds legal description, for all adjusted lots and tracts resulting from the lot line adjustment shall be recorded with the Benton County Recorder's Office.
5. A Certified Boundary Survey Map which reflects the approved lot line adjustment shall be filed with Benton County. Prior to filing the map with the County Surveyor, the map shall be reviewed by City of Corvallis Development Services and shall be signed by the City Engineer and the Development Services Manager. Your surveyor needs to reference the application number (LLA03-00018) on the survey map to aid cross referencing in the future.
6. Copies of the recorded deeds and filed survey map shall be provided to City of Corvallis Development Services following recordation. Upon receipt of those documents the lot line adjustment will be complete.
7. The City of Corvallis requests that the applicant provide an electronic version of the Record of Survey, including all required revisions, at the time that the final version of the Record of Survey is routed through the City for required signatures.
8. This approval is valid for one year. If the Record of Survey is not filed within that time period this approval shall be null and void.

1-6-04

DATE OF DECISION

Lee March

DEVELOPMENT SERVICES MANAGER

#### APPEALS

If you wish to appeal this decision, the appeal must be filed within 12 calendar days from the date of signing of the Notice of Disposition. When the final day of the appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent working day. All appeals must be submitted in writing to the City Recorder and they must explain the specific grounds for appeal. If you have any questions about the appeal process, contact this office at 766-6929.